HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Edmonton CMA

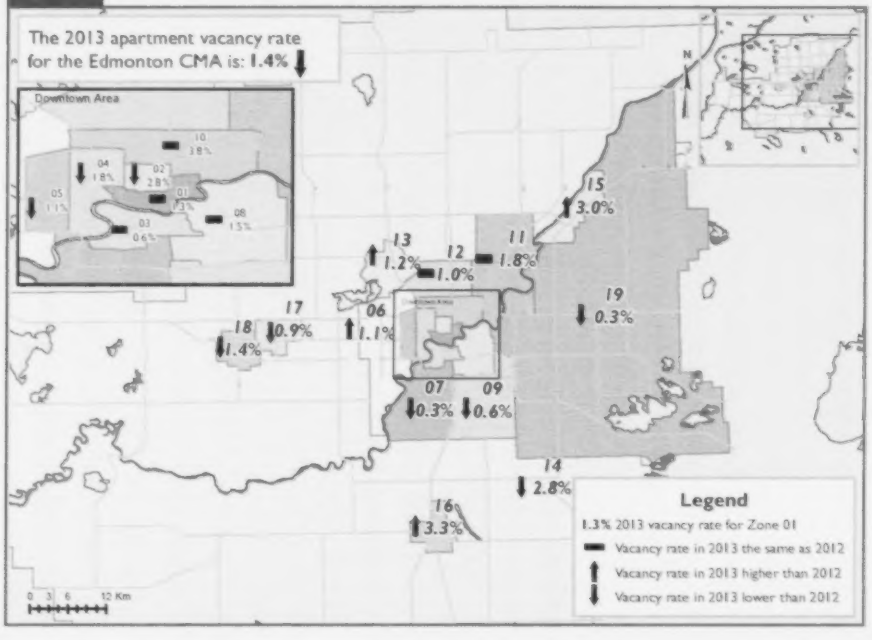
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2013

Highlights

- In the primary rental market, the apartment vacancy rate in the Edmonton Census Metropolitan Area (CMA) declined to 1.4 per cent in October 2013 from 1.7 per cent in October 2012.
- The average rent for a two-bedroom apartment in new and existing structures was $1,141 per month in October 2013.
- In rental structures common to both the October 2012 and 2013 surveys, the year-over-year change in the average rent for a two-bedroom apartment was 5.6 per cent.
- The vacancy rate for row (townhouse) rentals decreased to 0.9 per cent in October 2013 from 1.7 per cent in October 2012.

Figure 1



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Apartment Vacancy Rates (%) by Major Centres	Oct. 2012	Oct. 2013
Abbotsford	4.2	3.2
Barrie	2.0	3.0
Brantford	3.5	2.9
Calgary	1.3	1.0
Edmonton	1.7	1.4
Gatineau	3.3	5.1
Greater Sudbury	2.7	3.4
Guelph	1.4	1.9
Halifax	3.0	3.2
Hamilton	3.5	3.4
Kelowna	4.0	1.8
Kingston	1.7	2.3
Kitchener-Cambridge-Waterloo	2.6	2.9
London	3.9	3.3
Moncton	6.7	9.1
Montréal	2.8	2.8
Oshawa	2.1	2.1
Ottawa	2.5	2.9
Peterborough	2.7	4.8
Québec	2.0	2.3
Regina	1.0	1.8
Saguenay	2.0	2.8
Saint John	9.7	11.4
Saskatoon	2.6	2.7
Sherbrooke	5.0	5.3
St. Catharines-Niagara	4.0	4.1
St. John's	2.8	3.2
Thunder Bay	1.1	2.6
Toronto	1.7	1.6
Trois-Rivières	5.2	5.1
Vancouver	1.8	1.7
Victoria	2.7	2.8
Windsor	7.3	5.9
Winnipeg	1.7	2.5
Total	**2.6**	**2.7**

Primary Rental Market Survey

Vacancy rate declines in 2013

In the Edmonton CMA, the apartment vacancy rate[1] declined to 1.4 per cent in October 2013, down from 1.7 per cent a year prior. This represents the fourth consecutive year that the apartment vacancy rate declined in Edmonton. Although the rental universe increased since October 2012, stronger demand for rental units outpaced the growth in the purpose-built rental market. Employment growth and elevated levels of migration have supported increased rental demand in 2013, contributing to the decline in vacancy. Average employment is on pace to increase 2.8 per cent in 2013, helping to attract a record 27,000 net migrants.

The apartment vacancy rate declined or remained relatively stable year-over-year in most areas of the Edmonton CMA. The vacancy rate in the Edmonton CMA in October 2013 ranged from 0.3 per cent in Edmonton's South West and Strathcona County to 3.8 per cent in North Central Edmonton.

Stony Plain recorded the largest decline in the vacancy rate, down from 4.0 per cent in October 2012 to 1.4 per cent in October 2013.

The vacancy rate for one-bedroom apartments posted the largest decline across bedroom types, decreasing from 2.0 per cent last October to 1.6 per cent in October 2013. This coincided with a 53 unit reduction in the number of purpose-built one-bedroom apartments in the rental universe. Vacancy rates among all other bedroom types remained relatively stable from 2012 to 2013. The vacancy rate for apartments with three or more bedrooms was 1.2

Figure 2

Source: CMHC, October Survey

[1] Based on privately-initiated rental apartment structures of three or more units

per cent in October 2013. Bachelor apartments had a vacancy rate of 1.5 per cent, while the vacancy rate for two-bedroom apartments averaged 1.3 per cent.

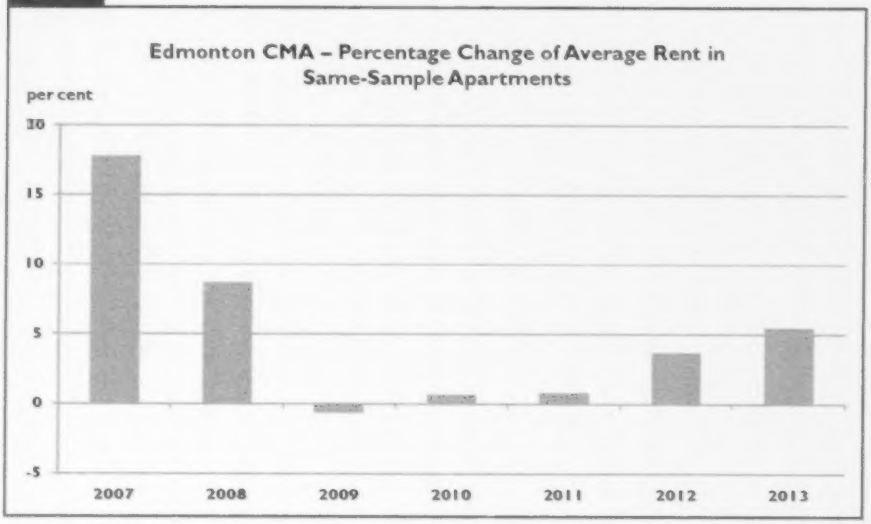
In Canada Mortgage and Housing Corporation's (CMHC) October 2013 Rental Market Survey, larger structures had a lower vacancy rate relative to smaller buildings. The vacancy rate for apartments in structures with 100 or more units was 0.6 per cent, relatively unchanged from a year prior. In contrast, apartments in buildings with just 3 to 5 units recorded an average vacancy rate of 2.6 per cent, compared to 4.1 per cent from the October 2012 survey.

Apartments in structures built prior to 1960 had a vacancy rate of 1.9 per cent in October 2013, unchanged from a year prior. Structures built from 1990 to 1999 and those built in 2000 or later, both experienced an increase in the vacancy rate. The former saw vacancy rates increase from 1.0 per cent in October 2012 to 1.6 per cent in October 2013, while the latter saw vacancies rise to 1.5 per cent from 0.8 per cent a year prior. Apartments in structures built from 1975 to 1989 posted the lowest vacancy rate at 0.9 per cent, down from 1.2 per cent 12 months earlier.

Average rents rise

Heightened demand for rental accommodation coupled with a low vacancy rate led to rent increases in the Edmonton CMA in 2013. Fixed-sample rents[2] for all apartment units rose 5.5 per cent year-over-year in October, following a 3.7 per cent increase in 2012. Apartments with three or more bedrooms, which posted one of the lowest vacancy rates, recorded one of the largest increases in rents, up six per cent from October 2012. Bachelor apartments posted a 5.7 per cent increase in fixed-sample rents, and two-bedroom apartment rents rose 5.6 per cent. Fixed-sample rents for one-bedroom apartments increased by 5.5 per cent from October 2012 to October 2013.

Figure 3



Source: CMHC, October Survey

Figure 4

Source: CMHC, October Survey

[2] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2012 and 2013 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

On a fixed-sample basis, the average rent increased across all zones in the Edmonton CMA. The growth rate for rent increases was also higher than a year prior in almost all zones. Millwoods, where the vacancy rate was among the lowest in the Edmonton CMA, posted one of the largest increases with the fixed-sample average rent for a two-bedroom apartment rising eight per cent. North East, with a 7.7 per cent increase, and Fort Saskatchewan at 7.1 per cent, also posted gains in fixed-sample rents above the CMA average. St. Albert, at 3.4 per cent, and East Central, with 3.5 per cent, posted two of the lowest fixed-sample increases for two-bedroom apartments.

Accounting for both new and existing structures, the average rent for a two-bedroom apartment in the Edmonton CMA was $1,141 in October 2013. The University and Downtown zones recorded above-average rents for a two-bedroom apartment at $1,265 and $1,252, respectively. Higher rents in these areas are typically supported by individuals working in the city centre, and by students looking for accommodation close to the university campus. Both of these zones recorded a vacancy rate below the average for the Edmonton CMA. In contrast, the lowest average rent for a two-bedroom apartment was in Edmonton's North Central area, which also recorded one of the highest vacancy rates in the CMA. Among communities outside city limits, Strathcona County had the highest average rent of $1,225 for a two-bedroom apartment.

Rental apartment universe expands

After seven consecutive years of declines, the apartment rental market universe in the Edmonton CMA increased from 57,588 units in October 2012 to 58,503 in October 2013. A low vacancy rate has prompted builders to initiate construction on new rental projects over the past two years. In the 12 months from July 2012 to June 2013, 981 market rental apartments were completed[3] and added to this year's universe.

Rental apartment construction remains elevated in 2013, with starts well above the preceding 10-year average. In the first ten months of 2013, there were 1,588 rental apartment starts, up 10 per cent from 1,441 recorded in the same period a year prior. By comparison, an average of 668 rental apartment starts were recorded annually from 2003 to 2012. As of October 2013, there were 2,314 rental apartments under construction. Once completed, these new units will result in further additions to supply in Edmonton's rental market.

The gains to the rental supply from new construction were partially off-set by condominium conversions. There were 214 apartment rental units converted to condominiums between the October 2012 and October 2013 surveys. Condominium conversions in Edmonton have been declining recently after peaking in 2007 at 2,889 units. Modest price gains for condominium apartments in the resale market, coupled with rising rents and an expanding secondary rental market, has moderated condominium conversions.

The area with the largest increase in the rental apartment universe was in Millwoods, where the number of apartments increased 27 per cent from 2,060 units in October 2012 to 2,616 in October 2013. Spruce Grove and St. Albert also recorded double digit gains in their apartment universe, up 13 and 14 per cent, respectively. Within the city of Edmonton, the rental apartment universe increased one per cent. Not all areas experienced growth in their rental market universe. The number of apartments in the universe declined eight per cent in Stony Plain from 401 last October to 367 this year.

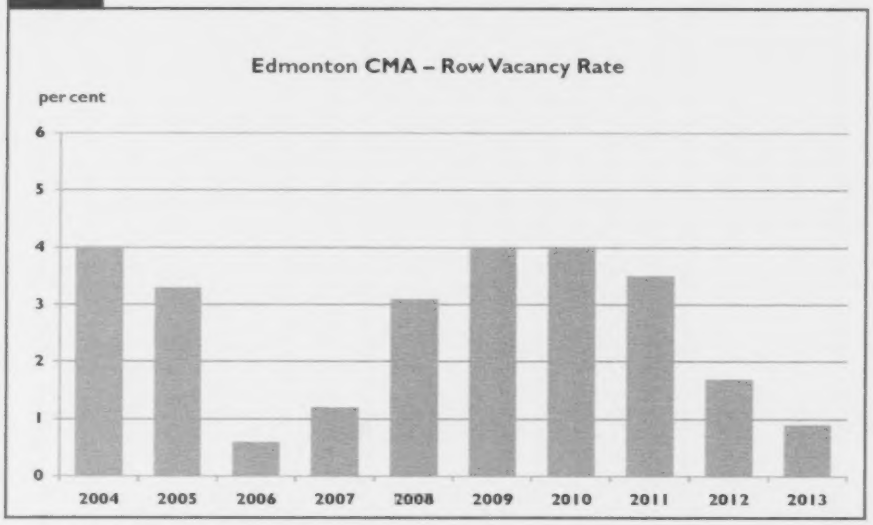
Availability rate remains stable

The overall apartment availability rate[4] in the Edmonton CMA was 2.5 per cent in October 2013, compared to 2.3 per cent a year prior. The availability ranged from 1.1 per cent in South West to 5.4 per cent in Leduc. Notable increases include Leduc, where the rate rose from 2.5 per cent last year to 5.4 per cent in October 2013, and Castledowns, where the rate was 2.5 per cent, up from 1.6 per cent a year prior. Stony Plain recorded the largest decline in the availability rate, where it fell from 4.7 per cent in October 2012 to 2.5 per cent in October 2013.

[3] In order for a newly constructed building to be included in CMHC's October rental market survey, it must be completed by June 30.

[4] A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate. The availability rate can provide some insight into rental market conditions as it reveals the intentions of landlords and tenants on a short-term basis.

Figure 5



Source: CMHC, October Survey

Row (townhouse) vacancies and rents

As was the case for apartments, stronger demand led to a decline in the vacancy rate for purpose-built rental row units in October 2013. The overall vacancy rate for row units in the Edmonton CMA was 0.9 per cent in October 2013, down from 1.7 per cent a year prior. CMHC's survey indicated that there were no vacancies in rental townhouses in many zones including University, Millwoods, Jasper Place, Castledowns, and Stony Plain. Areas outside the city of Edmonton posted higher vacancy rates for their row units. Overall, the vacancy rate for row rental units outside the city was 2.3 per cent, compared to 0.7 per cent within city limits. Leduc, at 4.3 per cent, posted one of the highest vacancy rates for this unit type.

The low and declining vacancy rate for row units in the Edmonton CMA has led to rising rents. Fixed-sample rents for row units grew at a faster pace than apartments, according to CMHC's October survey. Fixed-sample rents rose 6.9 per cent year-over-year for row units, a sizeable increase from the 2.6 per cent gain posted a year prior. Within the city of Edmonton, fixed-sample rents increased 6.6 per cent, while outside city limits the increase was 9.6 per cent.

The average rent for a two-bedroom row unit in the Edmonton CMA was $1,180 in October 2013. West Jasper Place posted the highest average rent for a two-bedroom row unit, at $1,336, followed by South West Edmonton, at $1,231. On average row units within city limits had higher average rents than those in outlying areas, with the former averaging $1,193 and the latter $1,094.

There were 7,836 purpose-built row rental units in the Edmonton CMA, a one per cent decline from October 2012. Unlike the apartment universe, construction of rental row units has been stagnant. Only 28 newly-completed row units were included in the October 2013 survey. Over one-quarter of all row units in the rental universe were in the city's South and nearly 32 per cent were in the Northern zones of Edmonton.

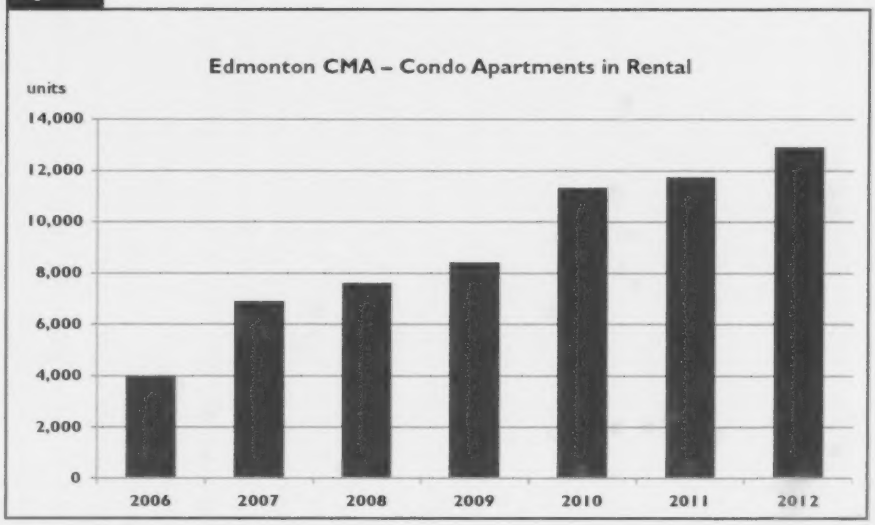
Figure 6

Source: CMHC, October Survey

Secondary Rental Market Survey[5]

CMHC's Secondary Rental Market Survey collects information on rented condominium apartments, single-detached houses, double (semi-detached) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units.

Figure 7



Source: CMHC, October Survey

Secondary Rental Market Survey: Condominium Apartments

Condominium vacancies decline in 2013

The vacancy rate for rental condominium apartments declined to 1.1 per cent in October 2013, down from 2.5 per cent in October 2012. Like the traditional rental market, demand for condominium apartments has been supported by an expanding economy and elevated migration. The condominium apartment vacancy rate was 1.9 per cent in Central Edmonton, while in the Suburban area it was 0.2 per cent.

The average rent for a two-bedroom condominium apartment was $1,292 in October 2013, compared to $1,286 recorded a year prior. Condominium apartments typically have higher rents than purpose-built rental apartments as they are often newer units with additional amenities in both the unit and building.

Condominium rental universe

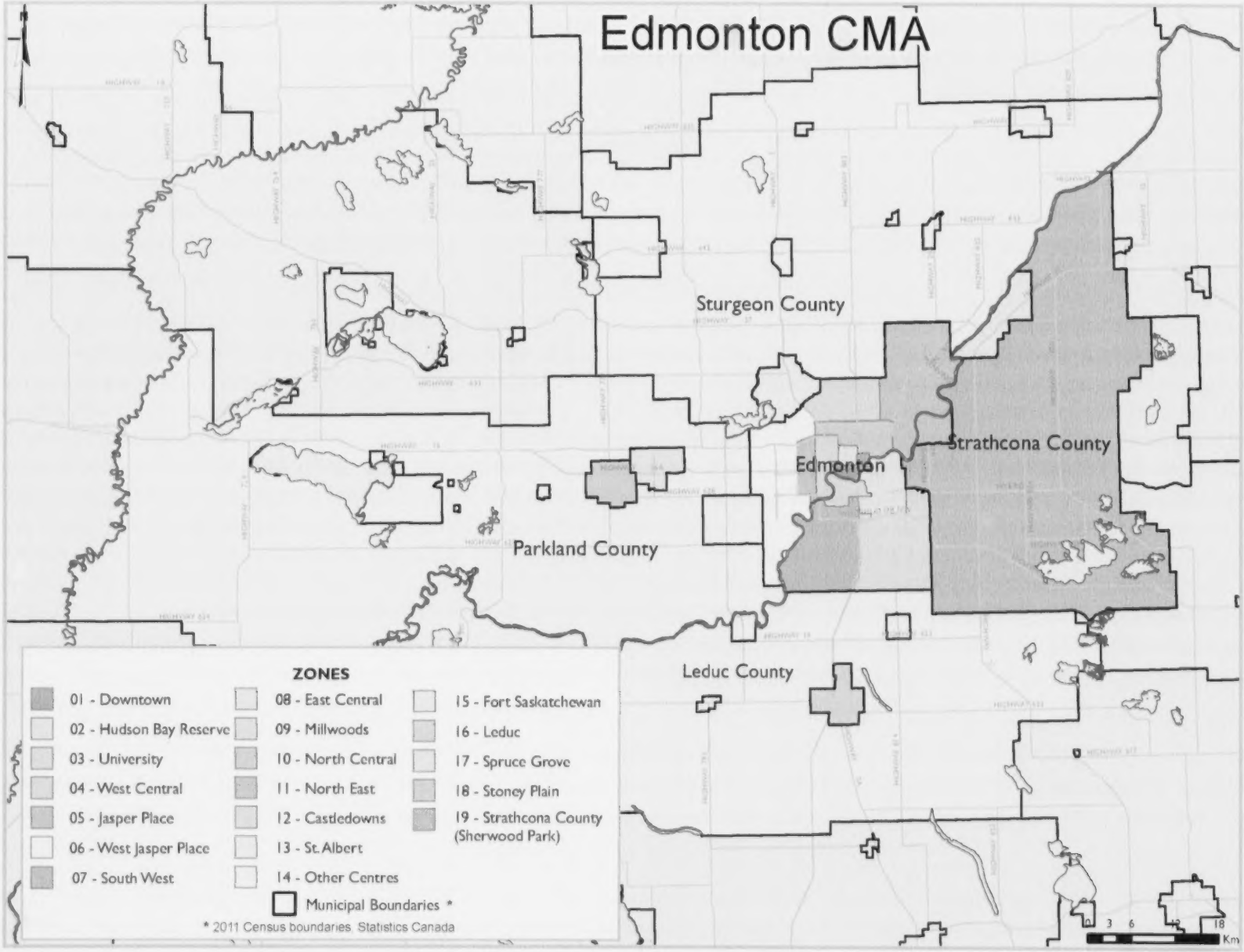
The condominium rental universe has become an increasingly important segment of the rental market in Edmonton. There were 42,542 condominium apartments in the Edmonton CMA in October 2013, up from 40,597 a year prior. Of these, 13,670, or 32 per cent were identified as rentals. By comparison, 12,921 condominium apartments were in the October 2012 rental universe. Condominium apartments in Central Edmonton were the most likely to be identified as rental, with 37.5 per cent rented in October 2013.

Secondary Rental Market Survey: Other Dwellings

CMHC's Secondary Rental Market Survey also collects information on households living in single-detached houses, semi-detached houses, row/town home, duplex apartments, and accessory apartments, which include apartments in a residential dwelling, and those in a commercial or other structure, where there are only one or two dwelling units. The number of renter households living in this segment of the secondary rental market was an estimated 49,586 in the fall of 2013, compared to 48,873 a year prior. Renter households in single-detached dwellings accounted for 15,857 of these households, while those living in semi-detached, row or duplex units totalled 24,385.

The average rent paid by renter households in a single-detached unit was $1,343 in the fall of 2013, compared to $1,402 in the previous year. The average rent for semi-detached row and duplex dwellings was $1,171, relatively unchanged from a year prior.

[5] Readers are reminded to use caution when comparing data year-to-year in the Secondary Rental Market Survey since the type of dwellings surveyed and their characteristics can vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose-built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.


Edmonton CMA
Sturgeon County
Strathcona County
Edmonton
Parkland County
Leduc County
ZONES
01 - Downtown
02 - Hudson Bay Reserve
03 - University
04 - West Central
05 - Jasper Place
06 - West Jasper Place
07 - South West
08 - East Central
09 - Millwoods
10 - North Central
11 - North East
12 - Castledowns
13 - St. Albert
14 - Other Centres
15 - Fort Saskatchewan
16 - Leduc
17 - Spruce Grove
18 - Stoney Plain
19 - Strathcona County (Sherwood Park)
Municipal Boundaries *
* 2011 Census boundaries. Statistics Canada
3 6 12 18 Km

RMS ZONE DESCRIPTIONS - EDMONTON CMA	
Zone 1	**Downtown** - Census tracts: 0030.00, 0031.00, 0032.01, 0032.02, 0033.01, 0033.02, 0034.00, 0044.00, 0045.00
Zone 2	**Hudson Bay Reserve** - Census tracts: 0046.00, 0047.00, 0054.00
Zone 3	**University** - Census tracts: 0010.00, 0011.00, 0013.00, 0014.00, 0021.00, 0022.00, 0023.00
Zone 4	**West Central** - Census tracts: 0009.00, 0024.01, 0024.02, 0029.00, 0048.00, 0049.00, 0052.01, 0052.02, 0053.00, 0063.00, 0064.01, 0064.02
Zones 1-4	**Edmonton Core**
Zone 5	**Jasper Place** - Census tracts: 0007.01, 0008.01, 0008.02, 0025.00, 0026.01, 0026.02, 0027.00, 0028.00, 0050.00, 0051.01, 0051.02
Zone 6	**West Jasper Place** - Census tracts: 0006.01, 0006.03, 0006.03, 0006.04, 0006.05, 0006.06, 0006.08, 0006.09, 0006.11, 0006.13, 0006.14, 0006.15, 0006.16, 0006.17, 0006.18, 0007.02, 0079.02, 0079.03, 0079.04
Zones 5-6	**West**
Zone 7	**South West** - Census tracts: 0001.02, 0001.03, 0001.04, 0001.05, 0001.06, 0001.07, 0002.01, 0002.02, 0002.03, 0002.04, 0002.05, 0003.00, 0004.01, 0004.02, 0005.01, 0005.02, 0005.05, 0005.07, 0005.08, 0005.09, 0005.10, 0005.11, 0012.01, 0012.02, 0104.24, 0104.25, 0104.26, 0104.27
Zone 8	**East Central** - Census tracts: 0015.01, 0015.02, 0016.01, 0016.02, 0017.00, 0018.00, 0019.01, 0019.02, 0020.00, 0035.00, 0036.00, 0037.00, 0038.00, 0039.00, 0040.00, 0041.00
Zone 9	**Millwoods** - Census tracts: 0001.01, 0090.01, 0090.02, 0090.03, 0090.04, 0090.05, 0090.06, 0090.07, 0090.08, 0090.09, 0090.11, 0090.12, 0090.13, 0090.15, 0090.16, 0090.17, 0090.18, 0090.19, 0090.20, 0090.21, 0090.22, 0104.10, 0104.20, 0104.21, 0104.22, 0104.23
Zone 7-9	**South**
Zone 10	**North Central** - Census tracts: 0043.00, 0055.00, 0056.00, 0057.00, 0059.00, 0060.01, 0060.02, 0061.00, 0062.00, 0065.01, 0065.02, 0065.03, 0066.01, 0066.02, 0067.01, 0067.02, 0068.01, 0068.02, 0069.00, 0070.00, 0071.00, 0072.00, 0073.00, 0074.00
Zone 11	**North East** - Census tracts: 0042.01, 0042.02, 0058.00, 0075.01, 0075.02, 0075.03, 0075.04, 0075.05, 0075.07, 0075.08, 0075.09, 0075.10, 0075.11, 0075.12, 0140.05, 0140.06
Zone 12	**Castledowns** - Census tracts: 0076.01, 0076.02, 0077.01, 0077.02, 0078.01, 0078.02, 0078.03, 0078.05, 0078.06, 0078.07, 0078.08, 0078.09, 0078.12, 0078.14, 0078.15, 0078.16, 0078.17, 0121.07, 0121.08, 0121.09
Zones 10-12	**North**
Zones 1-12	**City of Edmonton**
Zone 13	**St. Albert** - Census tracts: 0120.01, 0120.02, 0120.03, 0120.05, 0120.06, 0121.02, 0121.03, 0121.04, 0121.06, 0140.03
Zone 14	**Other Outlying Areas** - Census tracts: 0140.04, 0141.00, 0142.01, 0142.02, 0142.03, 0142.04, 0150.00, 0151.01, 0151.02, 0155.00, 0156.00, 0157.00, 0160.01, 0160.02, 0164.02, 0165.01, 0165.02, 0166.00, 0200.00
Zone 15	**Fort Saskatchewan** - Census tracts: 0106.01, 0110.01, 0110.02, 0111.00
Zone 16	**Leduc** - Census tracts: 0152.00, 0153.00, 0154.00
Zone 17	**Spruce Grove** - Census tracts: 0161.01, 0161.02, 0162.01, 0162.02, 0164.01
Zone 18	**Stony Plain** - Census tracts: 0163.03, 0163.05, 0163.06
Zone 19	**Strathcona County (Sherwood Park)** - Census tracts: 0100.00, 0101.01, 0101.02, 0102.00, 0103.00, 0104.02, 0104.12, 0104.13, 0104.15, 0104.16, 0104.17, 0104.18, 0104.19, 0105.03, 0105.04, 0105.05, 0105.06, 0106.02
Zone 14-19	**All Outlying Areas**
Zones 1-19	**Edmonton CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - EDMONTON CMA	
Sub Area 1	**Central** includes RMS Zone 1 (Downtown); Zone 2 (Hudson Bay Reserve); Zone 3 (University); Zone 4 (West Central); Zone 5 (Jasper Place); and Zone 10 (North Central).
Sub Area 2	**Suburban** includes RMS Zone 6 (West Jasper Place); Zone 7 (South West); Zone 8 (East Central); Zone 9 (Millwoods); Zone 11 (North East); and Zone 12 (Castledowns).
Sub Area 3	**Other Metro** includes RMS Zone 13 (St. Albert); and Zone 14 (Other Centres).
Sub Areas 1-3	**Edmonton CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

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2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown (Zone 1)	1.0	1.7	1.4	1.3	1.6	1.3	0.6	0.0	1.4	1.3
Hudson Bay Reserve (Zone 2)	3.5	3.7	4.3	3.2	2.3	1.7	3.4	**	3.6	2.8
University (Zone 3)	0.2	0.6	0.8	0.6	0.5	0.6	1.5	0.0	0.7	0.6
West Central (Zone 4)	4.9	2.6	3.6	2.2	1.6	0.9	4.3	3.9	2.9	1.8
Edmonton Core (Zones 1-4)	1.3	1.7	2.0	1.6	1.5	1.2	1.7	1.0	1.8	1.4
Jasper Place (Zone 5)	3.9	2.0	1.8	1.2	2.1	0.9	1.7	0.5	2.0	1.1
West Jasper Place (Zone 6)	3.0	1.2	0.6	0.8	0.5	1.4	0.3	0.3	0.6	1.1
West (Zones 5-6)	3.4	1.6	1.4	1.1	1.3	1.2	1.0	0.4	1.4	1.1
South West (Zone 7)	0.0	0.0	0.6	0.3	0.8	0.3	0.7	0.0	0.7	0.3
East Central (Zone 8)	1.0	1.9	1.2	1.5	1.8	1.5	1.3	0.0	1.5	1.5
Millwoods (Zone 9)	0.0	0.0	0.5	0.9	0.9	0.4	1.8	1.9	0.8	0.6
South (Zones 7-9)	0.3	0.7	0.7	0.7	1.0	0.5	1.0	0.3	0.9	0.6
North Central (Zone 10)	1.4	1.1	4.6	4.0	2.8	3.9	3.4	**	3.6	3.8
North East (Zone 11)	0.0	4.5	2.0	1.3	1.9	2.1	0.7	1.8	1.8	1.8
Castledowns (Zone 12)	0.0	**	1.4	1.2	0.8	1.0	0.0	0.0	0.9	1.0
North (Zones 10-12)	1.2	1.5	3.3	2.7	1.9	2.3	1.0	2.7	2.4	2.5
Edmonton City (Zones 1-12)	1.4	1.5	1.9	1.5	1.4	1.2	1.1	1.2	1.7	1.4
St. Albert (Zone 13)	-	-	3.0	1.2	0.3	1.3	0.0	0.7	0.9	1.2
Other Outlying Areas (Zone 14)	0.0	0.0	5.5	2.1	3.2	3.5	13.3	**	4.4	2.8
Fort Saskatchewan (Zone 15)	2.9	0.0	2.2	3.8	2.3	2.8	-	-	2.3	3.0
Leduc (Zone 16)	0.0	0.0	0.0	1.3	0.6	3.8	0.0	5.3	0.4	3.3
Spruce Grove (Zone 17)	**	**	2.3	1.1	1.3	0.7	0.0	3.8	1.6	0.9
Stony Plain (Zone 18)	**	**	4.8	1.3	4.1	1.3	2.1	2.1	4.0	1.4
Strathcona County (Zone 19)	**	**	1.0	0.0	1.2	0.4	0.0	0.0	1.0	0.3
All Outlying Areas (Zones 14-19)	1.5	0.0	2.4	1.8	1.8	2.3	1.9	2.7	2.0	2.1
Edmonton CMA	**1.4**	**1.5**	**2.0**	**1.6**	**1.4**	**1.3**	**1.1**	**1.2**	**1.7**	**1.4**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown (Zone 1)	768	808	929	994	1,190	1,252	1,382	1,472	985	1,045
Hudson Bay Reserve (Zone 2)	636	676	773	814	975	1,012	1,041	1,112	827	874
University (Zone 3)	824	897	940	986	1,216	1,265	1,179	1,331	1,003	1,059
West Central (Zone 4)	644	666	810	841	971	1,011	1,195	1,205	868	899
Edmonton Core (Zones 1-4)	**759**	**806**	**890**	**944**	**1,122**	**1,172**	**1,253**	**1,352**	**948**	**1,002**
Jasper Place (Zone 5)	678	720	818	855	981	1,040	1,185	1,212	903	944
West Jasper Place (Zone 6)	781	831	973	1,040	1,144	1,212	1,308	1,385	1,079	1,146
West (Zones 5-6)	**730**	**773**	**877**	**925**	**1,065**	**1,130**	**1,248**	**1,299**	**984**	**1,036**
South West (Zone 7)	831	875	962	1,023	1,112	1,184	1,263	1,369	1,057	1,128
East Central (Zone 8)	729	783	828	861	986	1,031	1,186	1,171	906	946
Millwoods (Zone 9)	705	820	876	942	1,091	1,228	1,285	1,378	1,030	1,157
South (Zones 7-9)	**793**	**842**	**919**	**973**	**1,087**	**1,171**	**1,262**	**1,352**	**1,024**	**1,100**
North Central (Zone 10)	640	653	781	814	903	949	1,078	1,139	819	859
North East (Zone 11)	649	662	871	917	1,026	1,100	1,161	1,234	976	1,039
Castledowns (Zone 12)	656	676	859	917	981	1,072	1,197	1,263	953	1,033
North (Zones 10-12)	**643**	**655**	**822**	**865**	**974**	**1,045**	**1,152**	**1,217**	**903**	**963**
Edmonton City (Zones 1-12)	**743**	**785**	**882**	**934**	**1,071**	**1,137**	**1,223**	**1,298**	**961**	**1,021**
St. Albert (Zone 13)	-	-	941	953	1,087	1,190	1,230	1,293	1,080	1,158
Other Outlying Areas (Zone 14)	532	532	762	878	906	1,035	985	1,072	843	960
Fort Saskatchewan (Zone 15)	723	742	905	983	1,046	1,144	-	-	986	1,083
Leduc (Zone 16)	756	804	909	928	1,145	1,209	1,196	1,238	1,084	1,145
Spruce Grove (Zone 17)	**	**	894	940	1,053	1,162	1,134	1,227	995	1,093
Stony Plain (Zone 18)	**	**	808	854	1,024	1,075	1,041	1,178	980	1,040
Strathcona County (Zone 19)	**	**	946	984	1,161	1,225	1,183	1,233	1,103	1,160
All Outlying Areas (Zones 14-19)	**710**	**729**	**877**	**933**	**1,070**	**1,157**	**1,116**	**1,200**	**1,007**	**1,090**
Edmonton CMA	**742**	**784**	**882**	**934**	**1,071**	**1,141**	**1,216**	**1,292**	**965**	**1,028**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown (Zone 1)	1,470	1,487	6,648	6,626	3,061	3,050	194	188	11,373	11,351
Hudson Bay Reserve (Zone 2)	319	323	2,600	2,591	1,371	1,398	66	65	4,356	4,377
University (Zone 3)	771	769	3,395	3,334	1,584	1,562	146	135	5,896	5,800
West Central (Zone 4)	186	185	1,446	1,435	1,005	999	45	49	2,682	2,668
Edmonton Core (Zones 1-4)	2,746	2,764	14,089	13,986	7,021	7,009	451	437	24,307	24,196
Jasper Place (Zone 5)	164	163	2,027	1,999	1,568	1,585	291	289	4,050	4,036
West Jasper Place (Zone 6)	169	169	1,202	1,209	1,688	1,693	302	303	3,361	3,374
West (Zones 5-6)	333	332	3,229	3,208	3,256	3,278	593	592	7,411	7,410
South West (Zone 7)	209	208	2,634	2,632	3,796	3,804	442	443	7,081	7,087
East Central (Zone 8)	104	128	964	1,021	987	1,021	75	75	2,130	2,245
Millwoods (Zone 9)	35	35	680	721	1,237	1,755	108	105	2,060	2,616
South (Zones 7-9)	348	371	4,278	4,374	6,020	6,580	625	623	11,271	11,948
North Central (Zone 10)	474	477	2,291	2,267	1,436	1,430	165	164	4,366	4,338
North East (Zone 11)	48	48	1,240	1,221	1,798	1,900	320	334	3,406	3,503
Castledowns (Zone 12)	48	48	776	769	1,264	1,362	216	232	2,304	2,411
North (Zones 10-12)	570	573	4,307	4,257	4,498	4,692	701	730	10,076	10,252
Edmonton City (Zones 1-12)	3,997	4,040	25,903	25,825	20,795	21,559	2,370	2,382	53,065	53,806
St. Albert (Zone 13)	0	0	165	167	369	463	137	137	671	767
Other Outlying Areas (Zone 14)	10	10	181	188	251	252	15	15	457	465
Fort Saskatchewan (Zone 15)	35	35	224	224	568	568	0	0	827	827
Leduc (Zone 16)	5	5	224	223	727	730	38	38	994	996
Spruce Grove (Zone 17)	9	9	256	278	499	577	26	26	790	890
Stony Plain (Zone 18)	2	2	83	78	268	239	48	48	401	367
Strathcona County (Zone 19)	4	4	97	97	260	262	22	22	383	385
All Outlying Areas (Zones 14-19)	65	65	1,065	1,088	2,573	2,628	149	149	3,852	3,930
Edmonton CMA	**4,062**	**4,105**	**27,133**	**27,080**	**23,737**	**24,650**	**2,656**	**2,668**	**57,588**	**58,503**

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown (Zone 1)	1.7	3.4	2.0	2.5	2.0	2.1	0.6	0.6	2.0	2.5
Hudson Bay Reserve (Zone 2)	3.5	4.5	4.5	4.0	3.2	2.1	3.4	**	4.1	3.4
University (Zone 3)	0.7	1.6	1.3	1.5	0.9	1.3	2.2	**	1.2	1.5
West Central (Zone 4)	5.6	3.1	3.7	3.1	1.7	1.3	4.3	3.9	3.1	2.4
Edmonton Core (Zones 1-4)	1.9	3.1	2.5	2.6	1.9	1.8	1.9	1.5	2.3	2.4
Jasper Place (Zone 5)	3.9	3.7	2.9	3.1	2.7	2.1	2.8	1.9	2.9	2.7
West Jasper Place (Zone 6)	3.0	2.3	2.2	1.3	1.9	2.8	1.3	1.5	2.0	2.2
West (Zones 5-6)	3.4	3.1	2.7	2.4	2.3	2.5	2.1	1.7	2.5	2.4
South West (Zone 7)	1.0	0.5	0.9	1.2	1.2	1.2	0.9	0.2	1.0	1.1
East Central (Zone 8)	1.0	2.7	2.1	2.1	2.6	2.3	2.7	**	2.3	2.3
Millwoods (Zone 9)	0.0	0.0	1.1	1.9	2.4	2.6	2.7	1.9	2.0	2.4
South (Zones 7-9)	0.9	1.3	1.2	1.5	1.6	1.7	1.5	0.9	1.4	1.6
North Central (Zone 10)	1.4	4.3	5.1	5.0	3.2	5.0	3.4	**	4.0	5.2
North East (Zone 11)	0.0	4.5	2.3	2.4	2.5	3.1	3.8	2.1	2.5	2.8
Castledowns (Zone 12)	0.0	4.9	1.9	2.1	1.6	2.8	0.9	1.9	1.6	2.5
North (Zones 10-12)	1.2	4.3	3.8	3.7	2.5	3.6	2.8	4.1	3.0	3.7
Edmonton City (Zones 1-12)	1.8	3.1	2.5	2.6	2.0	2.3	2.1	2.1	2.3	2.5
St. Albert (Zone 13)	-	-	3.0	1.2	0.5	2.6	0.7	0.7	1.2	2.0
Other Outlying Areas (Zone 14)	0.0	0.0	6.1	2.7	3.2	4.7	13.3	**	4.6	3.9
Fort Saskatchewan (Zone 15)	2.9	0.0	2.2	3.8	4.4	4.4	-	-	3.7	4.0
Leduc (Zone 16)	0.0	0.0	0.4	2.2	3.3	6.3	0.0	7.9	2.5	5.4
Spruce Grove (Zone 17)	**	**	2.3	1.4	1.6	1.8	4.6	3.8	1.9	1.8
Stony Plain (Zone 18)	**	**	8.4	2.6	4.1	2.5	2.1	2.1	4.7	2.5
Strathcona County (Zone 19)	**	**	2.1	5.2	2.7	0.4	0.0	0.0	2.3	1.8
All Outlying Areas (Zones 14-19)	1.5	1.5	3.0	2.7	3.2	3.8	2.9	4.2	3.1	3.5
Edmonton CMA	**1.8**	**3.1**	**2.5**	**2.6**	**2.1**	**2.5**	**2.1**	**2.2**	**2.3**	**2.5**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Edmonton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Downtown (Zone 1)	3.0	5.9	3.6	5.0	4.4	4.1	5.9	5.1	3.9	4.8
Hudson Bay Reserve (Zone 2)	++	5.0	1.7	4.8	1.7	4.4	11.8	++	1.7	4.4
University (Zone 3)	4.7	7.6	3.8	6.3	4.0	6.4	**	7.4	4.0	6.2
West Central (Zone 4)	**	3.8	2.9	3.9	3.0	4.6	4.7	5.3	2.9	4.0
Edmonton Core (Zones 1-4)	**3.0**	**6.0**	**3.2**	**5.1**	**3.7**	**4.8**	**	**5.3**	**3.4**	**5.0**
Jasper Place (Zone 5)	4.7	5.5	4.6	5.7	4.0	6.4	4.1	5.5	3.9	6.0
West Jasper Place (Zone 6)	3.6	8.2	6.2	6.4	6.5	6.1	4.5	6.1	6.2	6.3
West (Zones 5-6)	**4.2**	**6.7**	**5.3**	**6.0**	**5.2**	**6.3**	**4.3**	**5.8**	**5.0**	**6.1**
South West (Zone 7)	4.7	5.7	4.8	6.7	4.2	6.6	3.1	7.4	4.3	6.7
East Central (Zone 8)	3.7	5.1	2.9	3.4	2.6	3.5	2.2	++	2.7	3.6
Millwoods (Zone 9)	++	**	1.1	7.2	1.4	8.0	2.1	6.6	1.5	7.3
South (Zones 7-9)	**4.1**	**5.7**	**3.8**	**6.1**	**3.4**	**6.3**	**2.9**	**6.6**	**3.5**	**6.2**
North Central (Zone 10)	**	3.1	4.9	4.3	3.7	4.9	4.0	8.9	4.7	4.8
North East (Zone 11)	2.6	1.1	2.4	5.1	3.7	7.7	4.1	5.9	3.3	6.3
Castledowns (Zone 12)	++	5.4	2.4	6.8	2.7	6.9	2.4	5.5	2.4	6.7
North (Zones 10-12)	**4.6**	**3.2**	**3.4**	**5.2**	**3.5**	**6.4**	**3.5**	**6.4**	**3.6**	**5.8**
Edmonton City (Zones 1-12)	**3.5**	**5.7**	**3.7**	**5.5**	**3.8**	**5.7**	**5.8**	**6.0**	**3.7**	**5.6**
St. Albert (Zone 13)	-	-	3.5	4.2	4.6	3.4	3.3	4.6	4.4	3.2
Other Outlying Areas (Zone 14)	5.5	-1.1	1.0	5.8	2.5	6.5	6.1	++	2.1	6.0
Fort Saskatchewan (Zone 15)	6.7	6.0	2.6	6.8	5.3	7.1	-	-	4.8	7.6
Leduc (Zone 16)	9.0	5.8	4.7	8.2	3.2	4.8	2.5	3.5	3.1	4.6
Spruce Grove (Zone 17)	**	**	4.5	3.9	4.2	5.0	2.0	9.3	4.3	4.7
Stony Plain (Zone 18)	**	**	5.6	8.0	6.1	6.7	3.9	10.1	6.0	7.2
Strathcona County (Zone 19)	**	**	2.1	4.3	3.5	5.5	1.1	4.3	3.4	5.1
All Outlying Areas (Zones 14-19)	**3.7**	**4.6**	**3.6**	**6.2**	**4.0**	**5.8**	**2.8**	**6.7**	**3.9**	**5.7**
Edmonton CMA	**3.5**	**5.7**	**3.7**	**5.5**	**3.8**	**5.6**	**5.7**	**6.0**	**3.7**	**5.5**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Edmonton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Edmonton CMA										
Pre 1960	**	**	2.3	1.8	1.6	2.0	2.4	**	1.9	1.9
1960 - 1974	1.6	1.6	2.4	2.0	1.9	1.4	1.4	1.7	2.1	1.7
1975 - 1989	0.9	1.4	1.5	0.8	1.1	1.0	0.8	0.8	1.2	0.9
1990 - 1999	**	**	2.7	1.8	0.4	1.7	0.0	0.0	1.0	1.6
2000+	0.0	1.6	0.3	1.4	1.0	1.6	**	**	0.8	1.5
Total	1.4	1.5	2.0	1.6	1.4	1.3	1.1	1.2	1.7	1.4

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Edmonton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Edmonton CMA										
Pre 1960	557	589	781	818	987	1,029	1,260	1,380	881	919
1960 - 1974	722	756	863	906	1,035	1,089	1,181	1,247	923	972
1975 - 1989	783	844	895	958	1,060	1,132	1,250	1,342	985	1,053
1990 - 1999	**	**	967	966	1,124	1,148	**	1,218	1,064	1,085
2000+	954	1,048	1,101	1,161	1,256	1,317	**	1,414	1,197	1,270
Total	742	784	882	934	1,071	1,141	1,216	1,292	965	1,028

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Edmonton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Edmonton CMA										
3 to 5 Units	**	**	4.7	5.0	3.8	1.2	4.5	1.2	4.1	2.6
6 to 19 Units	1.6	1.4	2.8	2.9	2.1	2.2	0.3	2.5	2.3	2.5
20 to 49 Units	2.7	2.5	2.4	1.3	1.6	1.2	1.9	0.9	2.0	1.3
50 to 99 Units	0.9	1.0	0.8	1.2	1.0	1.4	0.9	0.9	0.9	1.2
100+ Units	0.2	1.1	0.9	0.5	0.8	0.6	0.0	0.0	0.7	0.6
Total	1.4	1.5	2.0	1.6	1.4	1.3	1.1	1.2	1.7	1.4

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Edmonton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Edmonton CMA										
3 to 5 Units	583	**	696	707	907	962	1,040	1,095	827	882
6 to 19 Units	647	670	780	814	950	1,006	1,150	1,234	851	899
20 to 49 Units	682	717	837	880	1,010	1,077	1,202	1,272	919	974
50 to 99 Units	758	772	942	1,002	1,121	1,209	1,270	1,337	1,032	1,108
100+ Units	873	945	1,072	1,144	1,280	1,348	1,360	1,478	1,142	1,212
Total	742	784	882	934	1,071	1,141	1,216	1,292	965	1,028

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Edmonton CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown (Zone 1)	**	**	2.8	1.9	1.8	1.5	0.9	1.9	1.0	0.8
Hudson Bay Reserve (Zone 2)	**	**	3.3	3.1	4.3	3.0	**	**	**	**
University (Zone 3)	**	**	0.7	1.1	1.0	0.2	0.0	0.0	0.5	0.5
West Central (Zone 4)	4.2	3.3	4.7	3.7	2.2	1.0	-	-	**	**
Edmonton Core (Zones 1-4)	**4.6**	**0.7**	**2.5**	**2.2**	**2.5**	**1.6**	**0.7**	**1.5**	**0.8**	**0.7**
Jasper Place (Zone 5)	5.9	0.0	2.1	1.3	2.3	1.2	1.2	0.3	**	**
West Jasper Place (Zone 6)	-	-	0.1	1.8	0.7	0.8	0.8	1.3	1.0	0.0
West (Zones 5-6)	**5.9**	**0.0**	**1.2**	**1.6**	**2.0**	**1.1**	**0.9**	**1.0**	**0.8**	**0.2**
South West (Zone 7)	**	**	1.0	0.0	0.8	0.3	0.5	0.4	0.8	0.2
East Central (Zone 8)	0.0	**	2.5	2.3	1.2	1.0	0.0	0.7	**	**
Millwoods (Zone 9)	**	**	1.0	1.6	1.2	0.0	0.1	0.5	**	**
South (Zones 7-9)	**1.0**	**4.1**	**1.8**	**1.7**	**0.9**	**0.4**	**0.3**	**0.5**	**0.8**	**0.2**
North Central (Zone 10)	8.0	4.0	3.4	4.9	3.8	1.5	3.8	**	-	-
North East (Zone 11)	**	**	2.0	2.0	2.7	1.8	1.6	1.8	**	**
Castledowns (Zone 12)	-	-	**	**	1.2	1.3	0.0	**	-	-
North (Zones 10-12)	**6.9**	**3.4**	**3.0**	**4.2**	**2.4**	**1.5**	**1.6**	**1.7**	**	**
Edmonton City (Zones 1-12)	**3.9**	**2.2**	**2.3**	**2.5**	**2.0**	**1.2**	**0.8**	**1.1**	**0.8**	**0.6**
St. Albert (Zone 13)	-	-	0.0	2.4	1.9	1.7	-	-	**	**
Other Outlying Areas (Zone 14)	8.6	3.2	1.4	2.9	6.5	2.6	-	-	-	-
Fort Saskatchewan (Zone 15)	**	**	4.6	3.3	2.2	3.3	**	**	**	**
Leduc (Zone 16)	-	-	0.6	2.8	0.0	1.4	0.6	4.9	-	-
Spruce Grove (Zone 17)	**	**	4.5	1.1	1.1	1.2	1.9	0.8	**	**
Stony Plain (Zone 18)	-	-	**	**	3.9	1.4	-	-	-	-
Strathcona County (Zone 19)	-	-	0.0	0.8	0.8	0.0	**	**	-	-
All Outlying Areas (Zones 14-19)	**5.7**	**4.8**	**2.1**	**2.3**	**2.4**	**1.8**	**1.5**	**2.3**	**	**
Edmonton CMA	**4.1**	**2.6**	**2.3**	**2.5**	**2.0**	**1.3**	**0.9**	**1.2**	**0.7**	**0.6**

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Edmonton CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Edmonton CMA										
LT $600	2.6	1.0	2.1	**	**	**	**	**	2.3	**
$600 - $749	2.5	2.6	3.9	2.3	2.0	0.6	**	**	3.3	2.3
$750 - $899	0.6	1.1	2.6	2.0	2.1	2.1	0.0	0.0	2.3	1.9
$900 - $1049	0.2	1.1	0.8	1.6	2.1	1.4	2.9	0.9	1.5	1.5
$1050 - $1199	0.0	2.4	0.7	0.8	0.8	1.2	1.0	1.3	0.8	1.1
$1200+	**	**	2.5	1.0	0.9	1.4	0.9	1.5	1.1	1.4
Total	1.4	1.5	2.0	1.6	1.4	1.3	1.1	1.2	1.7	1.4

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown (Zone 1)	-	-	**	**	**	**	**	**	**	**
Hudson Bay Reserve (Zone 2)	-	-	-	-	**	**	**	**	**	**
University (Zone 3)	-	-	**	**	**	**	**	**	0.0	0.0
West Central (Zone 4)	**	**	0.0	**	1.1	1.4	1.5	0.4	1.2	1.2
Edmonton Core (Zones 1-4)	**	**	0.0	1.9	1.2	1.2	1.5	1.2	1.2	1.4
Jasper Place (Zone 5)	-	-	**	**	**	**	**	**	5.2	0.0
West Jasper Place (Zone 6)	-	-	0.0	0.0	1.7	2.0	2.1	0.3	1.9	1.0
West (Zones 5-6)	-	-	0.0	0.0	1.6	1.8	3.0	0.2	2.4	0.8
South West (Zone 7)	-	-	-	-	**	0.4	0.4	0.0	0.3	0.1
East Central (Zone 8)	**	-	**	**	1.3	0.0	2.1	0.6	1.5	0.4
Millwoods (Zone 9)	-	-	7.7	**	0.5	0.0	1.7	0.0	1.4	0.0
South (Zones 7-9)	**	-	1.3	**	0.6	0.1	1.1	0.1	0.9	0.1
North Central (Zone 10)	-	-	0.0	**	3.6	2.6	3.2	1.2	3.3	1.6
North East (Zone 11)	**	**	**	**	3.2	1.9	1.7	0.6	2.0	1.0
Castledowns (Zone 12)	-	-	-	-	**	**	0.8	0.0	0.8	0.0
North (Zones 10-12)	**	**	0.0	0.0	3.2	2.2	1.9	0.6	2.2	1.0
Edmonton City (Zones 1-12)	0.0	**	0.5	0.8	1.7	1.3	1.8	0.4	1.7	0.7
St. Albert (Zone 13)	-	-	-	-	**	**	1.3	1.3	1.2	1.2
Other Outlying Areas (Zone 14)	**	**	12.5	12.5	7.7	1.9	0.0	7.3	5.6	5.4
Fort Saskatchewan (Zone 15)	-	-	**	**	2.9	1.5	2.9	1.9	2.8	1.8
Leduc (Zone 16)	-	-	**	**	2.4	1.2	1.1	6.1	1.7	4.3
Spruce Grove (Zone 17)	-	-	-	-	**	**	**	**	**	**
Stony Plain (Zone 18)	-	-	-	-	**	**	3.3	0.0	2.9	0.0
Strathcona County (Zone 19)	-	-	-	-	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	5.3	11.1	2.6	1.5	1.5	2.3	1.9	2.3
Edmonton CMA	**0.0**	**	**1.0**	**2.7**	**1.8**	**1.3**	**1.7**	**0.6**	**1.7**	**0.9**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown (Zone 1)	-	-	**	**	**	**	**	**	**	**
Hudson Bay Reserve (Zone 2)	-	-	-	-	**	**	**	**	**	**
University (Zone 3)	-	-	**	**	**	**	**	**	**	**
West Central (Zone 4)	**	**	738	785	1,010	1,074	1,136	1,180	1,058	1,108
Edmonton Core (Zones 1-4)	**	**	815	845	1,038	1,114	1,168	1,221	1,086	1,141
Jasper Place (Zone 5)	-	-	**	**	**	**	**	**	1,117	**
West Jasper Place (Zone 6)	-	-	1,184	1,232	1,255	1,336	1,338	1,426	1,302	1,386
West (Zones 5-6)	-	-	1,012	1,232	1,235	1,326	1,307	1,417	1,274	1,379
South West (Zone 7)	-	-	-	-	1,144	1,231	1,294	1,389	1,263	1,352
East Central (Zone 8)	**	-	**	**	1,164	**	1,244	1,291	1,165	1,249
Millwoods (Zone 9)	-	-	**	**	1,089	1,186	1,199	1,305	1,156	1,256
South (Zones 7-9)	**	-	922	865	1,135	1,207	1,262	1,348	1,209	1,301
North Central (Zone 10)	-	-	688	754	998	1,070	1,094	1,176	1,056	1,133
North East (Zone 11)	**	**	**	**	1,054	1,137	1,134	1,203	1,109	1,182
Castledowns (Zone 12)	-	-	-	-	**	**	1,252	1,206	1,258	1,206
North (Zones 10-12)	**	**	678	747	1,044	1,106	1,154	1,196	1,123	1,171
Edmonton City (Zones 1-12)	**	**	901	931	1,116	1,193	1,220	1,289	1,179	1,253
St. Albert (Zone 13)	-	-	-	-	**	**	1,253	1,292	1,239	1,282
Other Outlying Areas (Zone 14)	**	**	674	869	859	965	988	1,323	867	1,067
Fort Saskatchewan (Zone 15)	-	-	**	**	949	1,024	995	1,107	978	1,079
Leduc (Zone 16)	-	-	**	**	990	1,043	1,208	1,322	1,097	1,189
Spruce Grove (Zone 17)	-	-	-	-	**	**	**	**	**	**
Stony Plain (Zone 18)	-	-	-	-	**	**	1,217	1,279	1,194	1,257
Strathcona County (Zone 19)	-	-	-	-	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	736	850	1,010	1,094	1,122	1,257	1,072	1,186
Edmonton CMA	**812**	**	**883**	**915**	**1,103**	**1,180**	**1,210**	**1,286**	**1,167**	**1,245**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown (Zone 1)	0	0	9	9	1	1	13	14	23	24
Hudson Bay Reserve (Zone 2)	0	0	0	0	58	57	40	40	98	97
University (Zone 3)	0	0	3	3	5	5	7	7	15	15
West Central (Zone 4)	1	1	43	42	282	282	266	266	592	591
Edmonton Core (Zones 1-4)	1	1	55	54	346	345	326	327	728	727
Jasper Place (Zone 5)	0	0	8	8	44	44	160	159	212	211
West Jasper Place (Zone 6)	0	0	26	26	471	460	705	696	1,202	1,182
West (Zones 5-6)	0	0	34	34	515	504	865	855	1,414	1,393
South West (Zone 7)	0	0	0	0	257	256	831	828	1,088	1,084
East Central (Zone 8)	25	0	66	7	235	202	335	335	661	544
Millwoods (Zone 9)	0	0	13	13	198	220	350	360	561	593
South (Zones 7-9)	25	0	79	20	690	678	1,516	1,523	2,310	2,221
North Central (Zone 10)	0	0	15	17	281	278	527	515	823	810
North East (Zone 11)	8	8	2	2	316	319	846	845	1,172	1,174
Castledowns (Zone 12)	0	0	0	0	30	30	489	488	519	518
North (Zones 10-12)	8	8	17	19	627	627	1,862	1,848	2,514	2,502
Edmonton City (Zones 1-12)	34	9	185	127	2,178	2,154	4,569	4,553	6,966	6,843
St. Albert (Zone 13)	0	0	0	0	8	8	75	75	83	83
Other Outlying Areas (Zone 14)	1	1	8	16	39	53	23	29	71	99
Fort Saskatchewan (Zone 15)	0	0	8	8	68	68	208	208	284	284
Leduc (Zone 16)	0	0	3	3	85	85	92	99	180	187
Spruce Grove (Zone 17)	0	0	0	0	66	69	4	4	70	73
Stony Plain (Zone 18)	0	0	0	0	4	4	30	29	34	33
Strathcona County (Zone 19)	0	0	0	0	48	48	186	186	234	234
All Outlying Areas (Zones 14-19)	1	1	19	27	310	327	543	555	873	910
Edmonton CMA	**35**	**10**	**204**	**154**	**2,496**	**2,489**	**5,187**	**5,183**	**7,922**	**7,836**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown (Zone 1)	-	-	**	**	**	**	**	**	**	**
Hudson Bay Reserve (Zone 2)	-	-	-	-	**	**	**	**	**	**
University (Zone 3)	-	-	**	**	**	**	**	**	0.0	0.0
West Central (Zone 4)	**	**	0.0	**	1.4	1.4	1.5	0.4	1.4	1.2
Edmonton Core (Zones 1-4)	**	**	0.0	1.9	1.4	1.2	1.5	1.2	1.4	1.4
Jasper Place (Zone 5)	-	-	**	**	**	**	**	**	5.2	0.5
West Jasper Place (Zone 6)	-	-	3.8	0.0	2.3	2.4	4.3	1.8	3.5	2.0
West (Zones 5-6)	-	-	2.9	0.0	2.1	2.4	4.7	1.5	3.7	1.8
South West (Zone 7)	-	-	-	-	**	0.4	0.5	1.3	0.4	1.1
East Central (Zone 8)	**	-	**	**	1.3	1.0	2.1	0.6	1.5	0.7
Millwoods (Zone 9)	-	-	7.7	**	0.5	0.0	1.7	0.6	1.4	0.4
South (Zones 7-9)	**	-	1.3	**	0.6	0.4	1.1	1.0	1.0	0.8
North Central (Zone 10)	-	-	0.0	**	3.6	3.7	3.2	1.4	3.3	2.1
North East (Zone 11)	**	**	**	**	3.5	2.5	2.1	0.7	2.5	1.3
Castledowns (Zone 12)	-	-	-	-	**	**	1.0	0.8	1.0	0.8
North (Zones 10-12)	**	**	0.0	0.0	3.3	3.1	2.1	0.9	2.4	1.5
Edmonton City (Zones 1-12)	0.0	**	1.1	0.8	1.9	1.8	2.2	1.1	2.1	1.3
St. Albert (Zone 13)	-	-	-	-	**	**	1.3	2.7	1.2	2.4
Other Outlying Areas (Zone 14)	**	**	12.5	12.5	7.7	1.9	0.0	7.3	5.6	5.4
Fort Saskatchewan (Zone 15)	-	-	**	**	2.9	1.5	2.9	2.9	2.8	2.5
Leduc (Zone 16)	-	-	**	**	2.4	1.2	1.1	6.1	1.7	4.3
Spruce Grove (Zone 17)	-	-	-	-	**	**	**	**	**	**
Stony Plain (Zone 18)	-	-	-	-	**	**	3.3	0.0	2.9	0.0
Strathcona County (Zone 19)	-	-	-	-	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	5.3	11.1	2.6	1.8	1.5	2.6	1.9	2.6
Edmonton CMA	**0.0**	**	**1.5**	**2.7**	**2.0**	**1.8**	**2.2**	**1.3**	**2.1**	**1.5**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Edmonton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Downtown (Zone 1)	-	-	**	**	**	**	**	**	**	**
Hudson Bay Reserve (Zone 2)	-	-	-	-	**	**	**	**	**	**
University (Zone 3)	-	-	**	**	**	**	**	**	**	**
West Central (Zone 4)	**	**	++	**	++	6.2	++	3.8	++	5.3
Edmonton Core (Zones 1-4)	**	**	++	**	1.2	7.2	2.0	5.0	1.5	6.3
Jasper Place (Zone 5)	-	-	**	**	**	**	**	**	**	**
West Jasper Place (Zone 6)	-	-	1.2	6.0	3.5	6.6	4.5	6.0	4.4	6.3
West (Zones 5-6)	-	-	1.0	6.0	3.4	9.5	4.6	8.3	4.4	8.5
South West (Zone 7)	-	-	-	-	**	7.3	0.8	7.5	1.0	7.4
East Central (Zone 8)	**	-	**	**	2.1	**	**	3.6	2.2	3.7
Millwoods (Zone 9)	-	-	**	**	2.3	10.5	3.0	9.3	2.9	9.5
South (Zones 7-9)	**	-	1.3	5.6	2.4	7.3	1.7	7.0	1.8	7.0
North Central (Zone 10)	-	-	++	**	5.4	7.2	2.9	8.3	3.9	7.3
North East (Zone 11)	**	**	**	**	1.4	8.3	2.0	6.2	2.0	6.5
Castledowns (Zone 12)	-	-	-	-	**	**	-0.2	-2.8	0.0	++
North (Zones 10-12)	**	**	++	**	3.6	7.7	2.0	5.8	2.5	5.5
Edmonton City (Zones 1-12)	**	**	++	6.2	2.9	7.9	2.4	6.5	2.5	6.6
St. Albert (Zone 13)	-	-	-	-	**	**	2.2	3.8	2.2	4.0
Other Outlying Areas (Zone 14)	**	**	-2.5	6.4	1.8	4.5	5.5	++	2.6	6.4
Fort Saskatchewan (Zone 15)	-	-	**	**	**	8.8	-1.8	10.6	-1.4	10.0
Leduc (Zone 16)	-	-	**	**	2.2	6.0	++	8.8	2.6	7.6
Spruce Grove (Zone 17)	-	-	-	-	**	**	**	**	**	**
Stony Plain (Zone 18)	-	-	-	-	**	**	3.7	7.3	3.7	7.0
Strathcona County (Zone 19)	-	-	-	-	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	**	6.1	3.6	9.4	3.7	10.7	3.5	9.6
Edmonton CMA	**2.0**	**	++	**6.2**	**3.0**	**8.1**	**2.5**	**6.9**	**2.6**	**6.9**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown (Zone 1)	1.0	1.7	1.4	1.3	1.6	1.3	1.1	0.5	1.4	1.3
Hudson Bay Reserve (Zone 2)	3.5	3.7	4.3	3.2	2.3	1.7	2.0	4.3	3.6	2.7
University (Zone 3)	0.2	0.6	0.8	0.6	0.5	0.6	1.4	0.0	0.7	0.6
West Central (Zone 4)	4.9	3.1	3.5	2.2	1.4	1.0	1.9	0.9	2.6	1.7
Edmonton Core (Zones 1-4)	1.3	1.7	2.0	1.6	1.5	1.2	1.6	1.1	1.8	1.4
Jasper Place (Zone 5)	3.9	2.0	1.8	1.2	2.0	0.9	3.5	0.3	2.2	1.1
West Jasper Place (Zone 6)	3.0	1.2	0.6	0.8	0.7	1.5	1.6	0.3	1.0	1.0
West (Zones 5-6)	3.4	1.6	1.3	1.1	1.3	1.3	2.2	0.3	1.5	1.1
South West (Zone 7)	0.0	0.0	0.6	0.3	0.8	0.3	0.5	0.0	0.6	0.3
East Central (Zone 8)	0.8	1.9	1.1	1.5	1.7	1.2	2.0	0.5	1.5	1.3
Millwoods (Zone 9)	0.0	0.0	0.6	0.9	0.9	0.4	1.7	0.4	1.0	0.5
South (Zones 7-9)	0.3	0.7	0.7	0.7	1.0	0.5	1.0	0.2	0.9	0.5
North Central (Zone 10)	1.4	1.1	4.6	4.0	2.9	3.7	3.3	2.8	3.6	3.5
North East (Zone 11)	0.0	5.7	2.0	1.3	2.1	2.1	1.4	0.9	1.9	1.6
Castledowns (Zone 12)	0.0	**	1.4	1.2	0.8	1.0	0.6	0.0	0.9	0.8
North (Zones 10-12)	1.2	1.6	3.3	2.7	2.0	2.3	1.7	1.2	2.3	2.2
Edmonton City (Zones 1-12)	1.4	1.6	1.9	1.5	1.4	1.2	1.6	0.7	1.7	1.3
St. Albert (Zone 13)	-	-	3.0	1.2	0.3	1.3	0.5	0.9	0.9	1.2
Other Outlying Areas (Zone 14)	0.0	0.0	5.8	2.9	3.8	3.2	5.3	5.7	4.5	3.3
Fort Saskatchewan (Zone 15)	2.9	0.0	2.2	3.7	2.4	2.7	2.9	1.9	2.4	2.6
Leduc (Zone 16)	0.0	0.0	0.0	1.8	0.7	3.6	0.8	5.8	0.6	3.5
Spruce Grove (Zone 17)	**	**	2.3	1.1	1.2	0.9	0.0	3.3	1.5	1.0
Stony Plain (Zone 18)	**	**	4.8	1.3	4.0	1.2	2.6	1.3	3.9	1.3
Strathcona County (Zone 19)	**	**	1.0	0.0	1.3	0.3	0.0	0.0	0.8	0.2
All Outlying Areas (Zones 14-19)	1.5	0.0	2.5	2.0	1.9	2.2	1.6	2.4	2.0	2.2
Edmonton CMA	**1.4**	**1.6**	**2.0**	**1.6**	**1.5**	**1.3**	**1.5**	**0.8**	**1.7**	**1.4**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown (Zone 1)	768	808	929	994	1,191	1,252	1,382	1,471	986	1,045
Hudson Bay Reserve (Zone 2)	636	676	773	814	984	1,024	1,141	1,247	835	885
University (Zone 3)	824	897	939	985	1,216	1,265	1,187	1,331	1,003	1,059
West Central (Zone 4)	643	667	809	840	980	1,025	1,144	1,185	903	936
Edmonton Core (Zones 1-4)	**759**	**806**	**890**	**944**	**1,118**	**1,170**	**1,215**	**1,293**	**952**	**1,006**
Jasper Place (Zone 5)	678	720	817	855	983	1,045	1,181	1,273	914	964
West Jasper Place (Zone 6)	781	831	978	1,044	1,168	1,239	1,329	1,414	1,138	1,208
West (Zones 5-6)	**730**	**773**	**879**	**927**	**1,088**	**1,157**	**1,284**	**1,369**	**1,030**	**1,090**
South West (Zone 7)	831	875	962	1,023	1,114	1,187	1,284	1,382	1,085	1,157
East Central (Zone 8)	751	783	835	860	1,020	1,058	1,237	1,272	968	1,006
Millwoods (Zone 9)	705	820	877	942	1,091	1,223	1,220	1,322	1,057	1,176
South (Zones 7-9)	**796**	**842**	**919**	**973**	**1,092**	**1,175**	**1,262**	**1,349**	**1,056**	**1,132**
North Central (Zone 10)	640	653	781	813	919	967	1,090	1,166	856	902
North East (Zone 11)	673	689	870	917	1,031	1,106	1,142	1,211	1,010	1,075
Castledowns (Zone 12)	656	676	859	917	990	1,072	1,236	1,223	1,009	1,063
North (Zones 10-12)	**645**	**658**	**821**	**865**	**982**	**1,051**	**1,154**	**1,202**	**947**	**1,004**
Edmonton City (Zones 1-12)	**744**	**785**	**882**	**934**	**1,075**	**1,142**	**1,221**	**1,292**	**986**	**1,047**
St. Albert (Zone 13)	-	-	941	953	1,086	1,190	1,237	1,292	1,093	1,167
Other Outlying Areas (Zone 14)	534	533	758	877	899	1,023	987	1,258	846	980
Fort Saskatchewan (Zone 15)	723	742	902	978	1,035	1,131	995	1,107	984	1,082
Leduc (Zone 16)	756	804	907	926	1,128	1,192	1,204	1,299	1,086	1,152
Spruce Grove (Zone 17)	**	**	894	940	1,059	1,164	1,141	1,223	1,004	1,100
Stony Plain (Zone 18)	**	**	808	854	1,024	1,076	1,107	1,216	996	1,058
Strathcona County (Zone 19)	**	**	946	984	1,157	1,237	1,213	1,361	1,140	1,236
All Outlying Areas (Zones 14-19)	**708**	**726**	**875**	**931**	**1,064**	**1,150**	**1,120**	**1,245**	**1,019**	**1,108**
Edmonton CMA	**743**	**784**	**882**	**934**	**1,074**	**1,144**	**1,212**	**1,288**	**990**	**1,053**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown (Zone 1)	1,470	1,487	6,657	6,635	3,062	3,051	207	202	11,396	11,375
Hudson Bay Reserve (Zone 2)	319	323	2,600	2,591	1,429	1,455	106	105	4,454	4,474
University (Zone 3)	771	769	3,398	3,337	1,589	1,567	153	142	5,911	5,815
West Central (Zone 4)	187	186	1,489	1,477	1,287	1,281	311	315	3,274	3,259
Edmonton Core (Zones 1-4)	2,747	2,765	14,144	14,040	7,367	7,354	777	764	25,035	24,923
Jasper Place (Zone 5)	164	163	2,035	2,007	1,612	1,629	451	448	4,262	4,247
West Jasper Place (Zone 6)	169	169	1,228	1,235	2,159	2,153	1,007	999	4,563	4,556
West (Zones 5-6)	333	332	3,263	3,242	3,771	3,782	1,458	1,447	8,825	8,803
South West (Zone 7)	209	208	2,634	2,632	4,053	4,060	1,273	1,271	8,169	8,171
East Central (Zone 8)	129	128	1,030	1,028	1,222	1,223	410	410	2,791	2,789
Millwoods (Zone 9)	35	35	693	734	1,435	1,975	458	465	2,621	3,209
South (Zones 7-9)	373	371	4,357	4,394	6,710	7,258	2,141	2,146	13,581	14,169
North Central (Zone 10)	474	477	2,306	2,284	1,717	1,708	692	679	5,189	5,148
North East (Zone 11)	56	56	1,242	1,223	2,114	2,219	1,166	1,179	4,578	4,677
Castledowns (Zone 12)	48	48	776	769	1,294	1,392	705	720	2,823	2,929
North (Zones 10-12)	578	581	4,324	4,276	5,125	5,319	2,563	2,578	12,590	12,754
Edmonton City (Zones 1-12)	4,031	4,049	26,088	25,952	22,973	23,713	6,939	6,935	60,031	60,649
St. Albert (Zone 13)	0	0	165	167	377	471	212	212	754	850
Other Outlying Areas (Zone 14)	11	11	189	204	290	305	38	44	528	564
Fort Saskatchewan (Zone 15)	35	35	232	232	636	636	208	208	1,111	1,111
Leduc (Zone 16)	5	5	227	226	812	815	130	137	1,174	1,183
Spruce Grove (Zone 17)	9	9	256	278	565	646	30	30	860	963
Stony Plain (Zone 18)	2	2	83	78	272	243	78	77	435	400
Strathcona County (Zone 19)	4	4	97	97	308	310	208	208	617	619
All Outlying Areas (Zones 14-19)	66	66	1,084	1,115	2,883	2,955	692	704	4,725	4,840
Edmonton CMA	**4,097**	**4,115**	**27,337**	**27,234**	**26,233**	**27,139**	**7,843**	**7,851**	**65,510**	**66,339**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown (Zone 1)	1.7	3.4	2.0	2.5	2.0	2.1	1.1	1.0	2.0	2.5
Hudson Bay Reserve (Zone 2)	3.5	4.5	4.5	4.0	3.2	2.0	2.0	4.3	4.0	3.4
University (Zone 3)	0.7	1.6	1.3	1.5	0.9	1.3	2.1	**	1.2	1.5
West Central (Zone 4)	5.6	3.6	3.6	3.1	1.6	1.3	1.9	0.9	2.7	2.2
Edmonton Core (Zones 1-4)	1.9	3.1	2.5	2.6	1.9	1.8	1.7	1.4	2.2	2.4
Jasper Place (Zone 5)	3.9	3.7	2.9	3.1	2.6	2.1	4.2	1.2	3.0	2.6
West Jasper Place (Zone 6)	3.0	2.3	2.3	1.3	2.0	2.7	3.4	1.7	2.4	2.1
West (Zones 5-6)	3.4	3.1	2.7	2.4	2.3	2.5	3.6	1.6	2.7	2.3
South West (Zone 7)	1.0	0.5	0.9	1.2	1.1	1.1	0.6	0.9	1.0	1.1
East Central (Zone 8)	0.8	2.7	2.0	2.1	2.3	2.1	2.2	1.1	2.1	2.0
Millwoods (Zone 9)	0.0	0.0	1.2	1.9	2.1	2.3	2.0	0.9	1.9	2.0
South (Zones 7-9)	0.8	1.3	1.2	1.5	1.5	1.6	1.2	1.0	1.4	1.5
North Central (Zone 10)	1.4	4.3	5.1	5.0	3.3	4.8	3.3	3.6	3.9	4.7
North East (Zone 11)	0.0	5.7	2.3	2.4	2.6	3.0	2.6	1.1	2.5	2.4
Castledowns (Zone 12)	0.0	4.9	1.9	2.1	1.5	2.8	1.0	1.1	1.5	2.2
North (Zones 10-12)	1.2	4.5	3.7	3.7	2.6	3.6	2.3	1.8	2.9	3.3
Edmonton City (Zones 1-12)	1.8	3.1	2.5	2.6	2.0	2.2	2.2	1.4	2.2	2.4
St. Albert (Zone 13)	-	-	3.0	1.2	0.5	2.5	0.9	1.4	1.2	2.0
Other Outlying Areas (Zone 14)	0.0	0.0	6.3	3.4	3.8	4.2	5.3	7.8	4.7	4.2
Fort Saskatchewan (Zone 15)	2.9	0.0	2.2	3.7	4.2	4.1	2.9	2.9	3.5	3.6
Leduc (Zone 16)	0.0	0.0	0.4	2.7	3.2	5.8	0.8	6.6	2.4	5.2
Spruce Grove (Zone 17)	**	**	2.3	1.4	1.4	2.1	4.1	3.3	1.8	1.9
Stony Plain (Zone 18)	**	**	8.4	2.6	4.0	2.5	2.6	1.3	4.6	2.3
Strathcona County (Zone 19)	**	**	2.1	5.2	2.6	0.3	0.0	0.0	1.6	1.1
All Outlying Areas (Zones 14-19)	1.5	1.5	3.0	2.9	3.2	3.6	1.8	3.0	2.9	3.3
Edmonton CMA	**1.8**	**3.1**	**2.5**	**2.6**	**2.1**	**2.4**	**2.1**	**1.6**	**2.3**	**2.4**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Edmonton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Downtown (Zone 1)	3.0	5.9	3.6	5.0	4.4	4.1	5.8	5.1	3.9	4.8
Hudson Bay Reserve (Zone 2)	++	5.0	1.7	4.8	2.0	4.7	11.0	2.4	1.9	4.6
University (Zone 3)	4.7	7.6	3.8	6.3	4.0	6.4	**	7.4	4.0	6.2
West Central (Zone 4)	**	4.6	2.9	4.0	2.3	4.9	2.1	4.4	2.3	4.2
Edmonton Core (Zones 1-4)	3.0	6.1	3.2	5.1	3.6	4.9	9.5	5.3	3.3	5.0
Jasper Place (Zone 5)	4.7	5.5	4.6	5.7	3.9	7.4	4.2	7.3	4.0	6.8
West Jasper Place (Zone 6)	3.6	8.2	5.7	6.4	5.8	6.2	4.5	6.0	5.7	6.3
West (Zones 5-6)	4.2	6.7	5.1	6.0	4.9	6.8	4.4	6.6	4.9	6.5
South West (Zone 7)	4.7	5.7	4.8	6.7	4.0	6.7	2.4	7.4	3.8	6.8
East Central (Zone 8)	3.7	5.1	2.9	3.4	2.5	3.7	2.2	**	2.5	3.6
Millwoods (Zone 9)	++	**	1.0	7.1	1.5	8.5	2.6	8.0	1.8	7.8
South (Zones 7-9)	4.1	5.7	3.8	6.1	3.2	6.4	2.4	6.8	3.2	6.3
North Central (Zone 10)	**	3.1	4.8	4.3	4.2	5.6	3.3	8.5	4.5	5.6
North East (Zone 11)	2.1	1.4	2.4	5.1	3.2	7.8	3.3	6.0	3.0	6.4
Castledowns (Zone 12)	++	5.4	2.4	6.8	2.6	6.9	1.6	3.2	1.9	4.9
North (Zones 10-12)	4.5	3.1	3.4	5.2	3.5	6.7	2.8	6.1	3.3	5.7
Edmonton City (Zones 1-12)	3.5	5.7	3.6	5.5	3.7	5.9	4.7	6.2	3.5	5.7
St. Albert (Zone 13)	-	-	3.5	4.2	4.4	3.4	3.1	4.4	4.1	3.3
Other Outlying Areas (Zone 14)	5.0	-1.0	0.8	5.9	2.4	6.2	6.0	**	2.2	6.1
Fort Saskatchewan (Zone 15)	6.7	6.0	2.4	6.7	3.7	7.5	-1.8	10.6	2.6	8.3
Leduc (Zone 16)	9.0	5.8	4.6	8.2	3.1	4.9	**	5.4	3.1	5.1
Spruce Grove (Zone 17)	**	**	4.5	3.9	4.2	5.2	2.0	9.0	4.3	5.0
Stony Plain (Zone 18)	**	**	5.6	8.0	5.9	6.7	3.8	9.7	5.8	7.2
Strathcona County (Zone 19)	**	**	2.1	4.3	5.6	9.1	8.3	10.8	6.1	8.2
All Outlying Areas (Zones 14-19)	3.7	4.6	3.5	6.2	4.0	6.4	3.2	8.8	3.8	6.5
Edmonton CMA	**3.5**	**5.7**	**3.6**	**5.5**	**3.7**	**5.9**	**4.6**	**6.3**	**3.6**	**5.7**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Edmonton CMA - October 2013

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-12	Oct-13	Oct-12	Oct-13
Central	2.9	1.9	2.1	1.7
Suburban	1.8	0.2	1.0	0.9
Other Metro	2.9	0.6	1.8	2.0
Edmonton CMA	**2.5**	**1.1**	**1.7**	**1.4**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Edmonton CMA - October 2013

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Central	**	780	968	919	1,244	1,119	**	1,258
Suburban	**	813	971	969	**	1,154	**	1,321
Other Metro	**	729	**	936	1,357	1,162	**	1,244
Edmonton CMA	**	**784**	**970**	**934**	**1,292**	**1,141**	**	**1,292**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Edmonton CMA - October 2013

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Central	**	**	957	968	1,344	1,244	**	**	1,187	1,094
Suburban	**	**	**	971	1,141	**	**	**	1,133	1,198
Other Metro	**	**	**	**	1,374	1,357	**	**	1,311	1,272
Edmonton CMA	**	**	**945**	**970**	**1,286**	**1,292**	**	**	**1,186**	**1,146**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Total Vacancy Rates (%) By Building Size Edmonton CMA - October 2013

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-12	Oct-13	Oct-12	Oct-13
Edmonton CMA				
3 to 24 Units	7.6	1.3	2.5	2.1
25 to 49 Units	4.5	**	1.6	1.2
50 to 74 Units	1.9	**	1.0	1.5
75 to 99 Units	1.2	1.4	0.8	1.0
100+ Units	1.0	0.3	0.7	0.6
Total	2.5	1.1	1.7	1.4

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Edmonton CMA - October 2013

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Central	19,952	20,332	7,040	7,622	35.3	37.5	2.9	1.9
Suburban	16,576	17,829	4,935	4,785	29.8	26.8	1.8	0.2
Other Metro	4,069	4,291	**	1,285	**	29.9	2.9	0.6
Edmonton CMA	**40,597**	**42,452**	**12,921**	**13,670**	**31.8**	**32.2**	**2.5**	**1.1**

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2] By Building Size
Edmonton CMA - October 2013

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Edmonton CMA								
3 to 24 Units	3,109	3,275	1,290	1,382	41.5	42.2	7.6	1.3
25 to 49 Units	5,468	5,568	1,612	**	29.5	**	4.5	**
50 to 74 Units	6,013	6,146	1,493	**	24.8	**	1.9	**
75 to 99 Units	4,954	5,335	1,343	1,457	27.1	27.3	1.2	1.4
100+ Units	21,053	22,128	7,170	6,881	34.1	31.1	1.0	0.3
Total	40,597	42,452	12,921	13,670	31.8	32.2	2.5	1.1

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Edmonton CMA - October 2013

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Edmonton CMA										
Single Detached	**	**	**	**	1,160	1,060	1,457	1,410	1,402	1,343
Semi detached, Row and Duplex	**	**	**	**	1,098	991	1,159	1,253	1,140	1,171
Other-Primarily Accessory Suites	**	**	**	**	996	**	1,114	1,231	966	**
Total	**	**	**	**	1,091	993	1,282	1,312	1,191	1,165

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type Edmonton CMA - October 2013

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-12	Oct-13
Edmonton CMA		
Single Detached	16,840	15,857
Semi detached, Row and Duplex	21,760	24,385
Other-Primarily Accessory Suites	10,273	**
Total	48,873	49,586

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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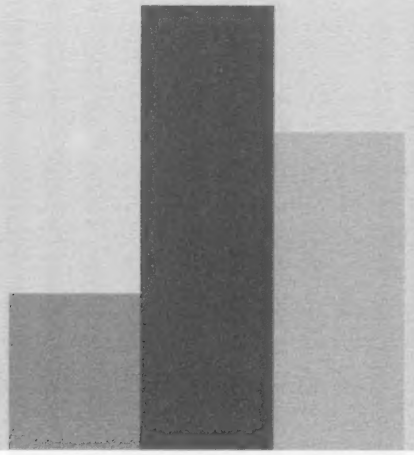

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- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
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